

**TO CAPITALISTS.**—The subscriber wishes to associate him one or more Gentlemen who will certainly pay twenty-five per cent. per annum. Correspondence addressed may be sent to the Tribune Office, will be given preference. J. L. LEWIS, No. 112.

**TO IRON MANUFACTURERS.**—At a great bargain in the IRON TRADE.—An iron bolt from the village of Iron Hill, on the Croton River, about one mile from the village of Greenport and the Hudson River Railroad.

The bolt is capable of pulling seven tons of Wrought Iron. The manufacturer from whom it was delivered in New York City states cost of six-tenths of a ton, the weight of the bolt being 100 lbs., and cost of carriage 50 lbs. This property will be sold at great sacrifice if applied made on or before the 1st of October. For particular inquiry of W. H. WOODRUFFE.

**TO MUSIC and PIANO-FORTE DEALERS.**—The Agency of the New-England Metropolis establishment can be had by letter at this office, directed MELODEON. One instrument is on exhibition at the Crystal Palace.

**TO LET or SELL.**—**On liberal terms,** a WOOLEN FACTORY, situated in Vernon, Oneida County, N. Y. This factory is calculated for two sets of cards; the building is brick and spacious. There is an ample supply of power and water, and every convenience. The terms of payment if sold, would be made easy and, if rented, the rent would be fixed at a moderate price. Wool is grown in the immediate vicinity, and is sent to the mill. Two sets of cards will be required, and require 300 men more after the 1st of October. Address S. S. Box 150, Post-Office.

**ROOMS and BOARD.**—A very desirable second-story front Room and Bed-room, with large pantries, on the second floor of house No. 15 Warren-place, (Charles') may be had for \$10 per day. This property will be sold at great sacrifice if applied made on or before the 1st of October. For particular inquiry of W. H. WOODRUFFE.

**NEW YORK.**—To men who can command a capital of \$10,000 the subscriber offers great inducements, as time will be given to pay two-thirds of the purchase money, and the firm business is now paying large profits.

**TO THE PUBLIC.**—The Agency of the New-England Metropolis establishment can be had by letter at this office, directed MELODEON. One instrument is on exhibition at the Crystal Palace.

**VALUABLE STEAM-POWER PROPERTY.**—For Sale.—The Hamilton Works in Hamilton, N. Y. This is one block from the Market House. The property is situated on a hill, and is desired for all kinds of manufacturing. The size and quick access to New-York, make it economical for men in mechanical business. Manufacturers of all kinds of estate will find this a good investment. Two vacant lots adjoining can be had with the above if desired. For particular inquiry of A. M. BARTHOLME, No. 33 Gold-street, N. Y.

**WANTED!**—A Partner with \$1,300 or \$1,400 cash, to join the advertiser in the manufacture of W. H. Stiles. The present proprietor has been in business for about two years. His shop is situated in one of the best locations in the dry country connected with the manufactory. More capital wanted so as to extend the business, which will pay well. None but those who understand keeping accounts and an active business man need apply. Address JONES, Tribune Office.

### Groceries.

**A CARD.**—We take pleasure in saying to the public that we have opened a wholesale and retail Family Grocery and Provision Store at No. 165 Canal, near the junction of the 9th and 8th Av's, and will solicit orders from all who want choice articles, as none but the best can be obtained. Good delivery and prompt service. Goods delivered to any part of the city free of charge. Orders from the country will meet with prompt attention. Terms, cash.

### Board and Rooms.

**EAGLE HOTEL LODGINGS.**—Gentlemen will do well to remember that our excellent Lodgings in single rooms, for eight dollars, corner of Frankfort and William-st. Open all night.

**FARMER'S HOTEL.** Nos. 245 and 247 Washington-st, between Robinson and Murray-sts. Board and Lodging \$1 per day. Persons visiting the city will find this a good and convenient place to stay at. Address W. S. CHAMBERLAIN, Proprietor.

**A FAMILY** residing at No. 175 East 17th-st, near Stewart Park, a few doors east of 3d-av, offer Board and pleasant airy Rooms, with the comfort of a quiet home. Terms, \$4 to \$6 per week for full board.

**A GENTLEMAN** and his Wife, or two single Gentlemen, can obtain comfortable Rooms, in a private family, furnished and unfurnished. Two small houses with bath, gas, &c., located at No. 118 West Sixteenth-st.

**A NO. 44 UNIVERSITY-PLACE** may be secured a suite of Rooms for the winter, with or without Board, in location and convenience unparallelled. Also Physician's Office.

**BOARD AT No. 177 EAST BROADWAY.**—Pleasant Rooms, with Board, for a Gentleman and his Wife, either furnished or unfurnished. Likewise two Furnished Rooms for two single Gentlemen.

**BOARD.**—A pleasant front Parlor and Bedroom on the second floor, may be obtained at Mrs. AUSTIN'S, No. 74 East 16th-st, near Union-square. Also, a single room. The house has all the modern improvements.

**BOARD UP TOWN.**—Two Gentlemen and their wives, and four single Gentlemen, can accommodate with pleasant rooms and Board at No. 93 Hudson-st, betw. 4th and 5th avs. G. HOWARD.

**BOARDING.**—Three story modern-built Houses in Particlet, between Smith and Hoyt, Brooklyn. Rent moderate. Inquire of D. T. BEAMAN, on the premises.

**BOARD IN A PRIVATE FAMILY.**—Two or three pleasant Rooms for single Gentlemen, with or without partial Board, at No. 187 Greenwich-st, near Prince. Only two blocks west of Broadway. Privilege of a bath, &c. Best reference required.

**BOARD.**—Desirable suites and single Rooms, suitable for Families and single Gentlemen, may be had at Board, at No. 102 Greenwich-st, between 12th and 13th-sts. An exchange of reference required.

**A TN. 49 GREENWICH-AV. BOARD** may be had, with pleasant Rooms, on the first and third floors, Bath, &c. References exchanged.

**A GENTLEMAN** and Wife, or two single Gentlemen, can obtain comfortable Rooms, in a private family, furnished and unfurnished, with or without Board, in a private family, by application to No. 102 Greenwich-st. References given and required.

**A VELLY FURNISHED FRONT PARLOR** and Bedroom, adjoining, on the second floor, to let to one or two Gentlemen. No. 122 4th-av., between 12th and 13th-sts. An exchange of reference required.

**BOARD AT C. KNOX.**—No. 125 Fulton-st. Well adapted for an insurance office. Inquire of C. KNOX.

**TO LET.**—Seven story modern-built Houses in Particlet, between Smith and Hoyt, Brooklyn. Rent moderate. Inquire of D. T. BEAMAN, on the premises.

**Houses Wanted.**

**A FAMILY** of four grown persons is desirous of obtaining a set of Rooms where there would be but one other family. Address H. H. No. 102 Post-Office.

**FURNISHED HOUSE WANTED.**—In the upper part of the city, with modern improvements, in a respectable neighborhood, for two years or to the first of May. Address Box 499 Post-Office, giving address.

**BOARDING.**—A Gentleman wishes Board for himself, wife, daughter, nine years old, in a private family, or where there would be but one other family. A room and bath attached is wanted. Also, gas, and daily use of bath-room. Address J. M. H. No. 126 Lower Post-Office, stating terms and time of payment. No. 126 Lower Post-Office.

**BOARDING AGENCY.**—The extensive arrangements of our agents make it the safest, most responsible and most economical method of securing Boarders or Boarding-Agency. We will guarantee for you \$100,000, which would cost them \$2,000 for their individual family. Any desire to make such arrangements, which should be permanent, would entitle to their advance to the understanding of this Office. MRS. SIMCO, Box No. 175.

**BOARDING.**—Resident Room and Board in a first-class Hotel, No. 118 Broadway, in the most eligible part of the city. Possessing all the good rooms in 2d or 3d-av., and Board for two or three weeks, for two or three weeks, for two or three weeks, for two or three weeks. Call and judge for yourselves. Boarders politely directed free of charge. Office No. 35 East 14th-st, near Union-square.

**BOARDING.**—A Lady wishes to make arrangements with three or four Gentlemen, whose families are small, but who have means, for a room and board, with or without partial Board, for \$100, which would cost them \$2,000 for their individual family. Any desire to make such arrangements, which should be permanent, would entitle to their advance to the understanding of this Office. MRS. SIMCO, Box No. 175.

**BOARDING.**—About three minutes' walk from the Peckslip and Division-av. Ferry, one door south of South-street, on the west side of the river, a room may be had for \$100, with a bedstead, a wash-basin, a chair, a desk, and a lamp. Address Mrs. G. ANDREWS & J. H. KENDALL, No. 5 Twelfth-st, corner of Chatham-st.

**A HOUSE FOR SALE.**—About three minutes' walk from the Peckslip and Division-av. Ferry, one door south of South-street, on the west side of the river, a room may be had for \$100, with a bedstead, a wash-basin, a chair, a desk, and a lamp. Address Mrs. G. ANDREWS & J. H. KENDALL, No. 5 Twelfth-st, corner of Chatham-st.

**BOARDING.**—A suite of Rooms on the second floor may be had immediately with Board at No. 93 Clinton-place, near Schuyler. References given and required.

**BOARDING ON BROADWAY.**—Persons visiting the city temporarily or permanently, may find the comforts of a home, (without the annoyance of a large hotel), in the first-class private Boarding-house, No. 345 Broadway. Transient Board, \$1 to \$2 per day. Address S. W. X. No. 177 at the office, describing premises and rent.

**BOARD AT 20 T.**—A Gentleman and Wife, or two single Gentlemen, can have Board with pleasant apartments in a quiet genteel family, residing at No. 234 Fifth-st. House new, gas, bath, &c. Reference given and required.

**BOARD WITH ROOMS.**—Can be had at No. 82 and 84 East 20th-st., between 4th and Lexington.

**BOARD.**—Rooms to let with Board, in a first-class House, with the modern improvements, in a respectable neighborhood, for two years or to the first of May. Address Box 499 Post-Office, giving address.

**BOARDING.**—A suite of unoccupied Rooms, with small furniture, in a private family, a good plan-table is provided and the comforts of a home. Address Mrs. A. COOPER, 12th-st, between 4th and 5th-av. Reference given and required.

**BOARD AT 20 T.**—A Gentleman and Lady wish a child five years old, a large unfurnished Room or Room and Bed-room in a private family. Pleasant location. (None other need apply.) Terms must not exceed \$4 per week. Address L. C. W., Tribune Office.

**BOARD WANTED.**—A Gentleman and Lady wish a large furnished Room with Board. The house must contain all the comforts of a home. Possession about the 1st of October. If anyone will be so good as to inquire, address L. C. W., Tribune Office.

**BOARD WANTED.**—The latter part of October, 1854. To get a Woman to work in a private family, where there are few or no other boarders. Boarding at home preferred. References exchanged. Address A. X. Y., Box 176, Tribune Office.

**FURNISHED ROOMS.**—One or two single Gentlemen can be accommodated with pleasant furnished rooms, (and partial board if desired), in a pleasant house occupied by a private family, or where there are few or no other boarders. Boarding at home preferred. References exchanged. Address A. X. Y., Box 176, Tribune Office.

**FURNISHED AND UNFURNISHED ROOMS TO LET.**—With Board, &c., in the house, and married. Apply to W. H. WOODRUFFE.

**FURNISHED ROOMS.**—At No. 47 West-st. Gentleman wishing the rooms in a quiet house, without boarders or children, will find the location very desirable. No need apply.

**FOR SALE.**—An excellent Farm of 110 acres, on a part of the Cayuga Lake, in the town of Ulysses, and County of Tompkins, eight miles distant from Ithaca, two miles from the Village of Trumansburg, and about one mile from the State of New-York. The farm is well cultivated, and has a good wheat crop, corn, hay, of the best quality, and having an orchard of over 100 trees, the apple crop being excellent. The farm is in good repair, and all the fields are well watered. The dwelling-house, barns, &c., are not especially good, but the farm is good for lumber, while the timber is in the vicinity, and the house can be easily repaired. The farm is in good repair, and all the fields are well watered. The dwelling-house, barns, &c., are not especially good, but the farm is good for lumber, while the timber is in the vicinity, and the house can be easily repaired.

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